

JOSHUA PICKENS et al, GRANTORS

TO

WARRANTY DEED

GLENN F. NIX, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, Bettie Pickens, Leroy Chalmers, Lonnie Chalmers, Virgia Chalmers, Erma Robinson, Bettie Kilpatrick, Susie M. Crawford, Sadie P. Moore, Ramel Grey, Joshua Pickens, Odis Pickens, Lavera Pickens, Lavette Pickens hereby sells, conveys, and warrants unto the Grantee, Glenn F. Nix the land in Desoto County, Mississippi, being more particularly described as follows:

27.74 acres more or less in the Northwest quarter of Section 15, Township 4 South, Range 8 West, DeSoto County, Mississippi, or fully described on Exhibit A attached hereto.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect and rights of way and easements for public roads, flowage, and utilities. Taxes for 2008 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession will be given upon execution of this Warranty Deed.

EXECUTED this the 10 day of April, 2008.

Joshua Pickens
Joshua Pickens, Grantor

Bettie Pickens
Bettie Pickens, Grantor

Leroy Chalmers
Leroy Chalmers, Grantor

Lonnie Chalmers
Lonnie Chalmers, Grantor

Virgia L. Chalmers
Virgia Chalmers, Grantor

Erma Robinson
Erma Robinson, Grantor

Quater

502-08-0080

Bettie Kilpatrick
Bettie Kilpatrick, Grantor

Susie M. Crawford
Susie M. Crawford, Grantor

Sadie P. Moore
Sadie P. Moore, Grantor

Ramel Grey
Ramel Grey, Grantor

OTB Odus C. Pickens
Odus Pickens, Grantor

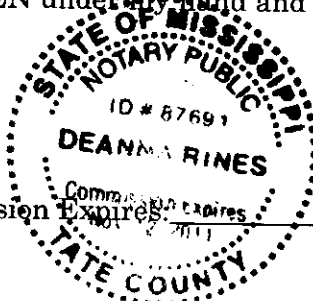
Lavette Pickens
Lavette Pickens, Grantor

Lavera Pickens
Lavera Pickens, Grantor

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named Bettie Pickens, Leroy Chalmers, Lonnie Chalmers, Virgia Chalmers, Erma Robinson, Bettie Kilpatrick, Susie M. Crawford, Sadie P. Moore, Ramel Grey, Joshua Pickens, Odus Pickens, Lavera Pickens, and Lavette Pickens who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 10 day of April, 2008.



Deanna Rines
Notary Public

My Commission Expires 11-12-2011

GRANTOR'S ADDRESS: 9440 South Union Ave. Chicago, Illinois 60620
Home #: (773)488-2404 Business #: N/A

GRANTEE'S ADDRESS: P.O. Box 264 Horn Lake MS 38637
Home #: () 662-588-8686 Business #: () 662-588-8686

Prepared by:
Joel P. Walker, MSB#6881
Walker, Brown & Brown, P. A.
P. O. Box 276
Hernando, MS 38632
(662) 429-5277
(901) 521-9292

PREPARED BY & RETURN TO:
AUSTIN LAW FIRM, P.A.
ATTORNEYS AT LAW
6928 COBBLESTONE DRIVE, SUITE 100
SOUTHAVEN, MS. 38672
662-890-7575



RUSSELL & COMPANY, LLC

ENGINEERS
LAND PLANNERS

496 WHITFIELD DRIVE
HERNANDO, MS 38632
PHONE: (662) 449-2828 FAX: (662) 449-2832

SURVEYORS

EROSION CONTROL

MISSISSIPPI GULF COAST REGION
PHONE: (228) 297-8415

A legal description of a 27.74, more or less, acre tract of land located in the Northwest quarter of Section 15, Township 4 South, Range 8 West, Hernando, DeSoto County, Mississippi and is further described as follows:

Commencing at the Northwest corner of Section 15, Township 4 South, Range 8 West thence North 89 Degrees 13 Minutes 18 Seconds East a distance of 1652.12 feet to a point on the center of Wheeler Road; thence South 00 Degrees 46 Minutes 42 Seconds East a distance of 35.43 feet to an iron pin found on the South line of said Wheeler Road and the point of beginning of the herein described property; thence North 89 Degrees 08 Minutes 27 Seconds East said South line a distance of 330.00 feet to a 1/2" rebar set being a common corner of the herein described property and the Stephanie Edwards Etal tract; thence South 01 Degrees 28 Minutes 33 Seconds East along the West line of the aforementioned Edwards tract a distance of 2586.98 feet to a pipe found being a common corner of the Edwards tract and the herein described property; thence South 88 Degrees 39 Minutes 11 Seconds West along the North line of the Rebecca Crawford tract a distance of 643.13 feet to a pipe found being a common corner of the herein described property and Lot 8 of Vale Subdivision as recorded in Plat Book 56, Page 45; thence North 01 Degrees 51 Minutes 05 Seconds West along the East line of said Vale Subdivision a distance of 1129.99 feet to a 1/2" rebar set 1.81 feet North of a fence rail found at the Southeast corner of Lot 9 of said Vale Subdivision and being a common corner of the Willie Pickens tract and the herein described property; thence North 89 Degrees 13 Minutes 08 Seconds East along the South line of said Willie Pickens tract a distance of 325.02 feet to a 1/2" rebar set being a common corner of the herein described property and the Willie Picens tract; thence North 01 Degrees 38 Minutes 59 Seconds West along the common East line of the Willie Pickens, Earnest Pickens, and Veola Wright tracts a distance of 1463.07 feet to an iron pin found which is the True Point of Beginning, having an area of 1208381.63 Square Feet, 27.741 Acres, being subject to all regulations and restrictions, right-of-way and easements of record.

EXHIBIT A

HEIRSHIP AFFIDAVIT
ESTATE OF CORNELIUS PICKENS, DECEASED

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Veola Wright, of lawfully age and first being duly sworn says on her oath at follows:

That she is the daughter of Cornelius Pickens also known as Nelos Pickens who died May 13, 1984 in DeSoto County Mississippi and she served as the Executrix of the Estate of her father in Cause No. 02-07-1019 in the Chancery Court of DeSoto County Mississippi and his Will is recorded in Will Book 28 Page 32 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Cornelius Pickens left his widow Ora Pickens who died May 6, 2002 Cornelius and Ora Pickens had nine (9) children, namely, Veola Wright, James K. Pickens, Ramel P. Gray, Joshua Pickens, Mary Eliza Chalmers, Abraham Pickens, Sadie Durdens, Zelmore Pickens, and Willie Pickens.

She further states that she is well acquainted with the family and near relatives of the children of Cornelius and Ora Pickens and with all of those who are under the laws in the State of Mississippi be his Heirs and the following statements and answers are based on the personal knowledge of the affiant and are true and correct.

1. James K. Pickens, son of Cornelius Pickens died May 30, 2007 in Memphis, Tennessee leaving no Will and leaving a widow Bettie Pickens and seven (7) children namely Mary Frances Upshaw, Gloria P. Pickens, Viola Pickens, Bettie Smiley, Diane Ingram, Dennis P. Malone, and James K. Pickens, Jr. All of the parties are living.

2. Mary Pickens Chalmers daughter of Cornelius and Ora Pickens died March 7, 2000 without a Will leaving seven (7) children, namely, Leroy Chalmers, Lonnie Chalmers, R.D. Chalmers Jr., Virgie Chalmers, Erma L. Robinson, Bettie Kilpatrick, and Susie M. Carford. All of the children are living.
3. Abraham P. Pickens Sr. son of Cornelius and Ora Pickens died February 10, 1999 without a Will and was not married at the time of his death leaving four (4) children as his heirs at law namely Earnest L. Pickens, Abraham Pickens Jr., Sadie P. Moore, Chonita Pickens. All the children are living.
4. Zelmores Pickens son of Cornelius and Ora Pickens, died November 3, 1980 without a Will, was not married at the time of death and left three (3) children namely Robert Pickens, Willie D. Pickens, and Ramel Jackson. Ramel Jackson died November, 2002 without a Will or husband leaving as her heir at law one (1) child Robert E. Jackson who is living.
5. Willie Pickens, son of Cornelius and Ora Pickens died October 20th, 1964 without a Will and no wife but leaving three (3) children namely Odis Pickens, Lavera Pickens, and Lavette Pickens all living.
6. Sadie Durdens, daughter of Cornelius and Ora Pickens, died February 14, 2000 leaving no husband or children. Her siblings and their descendants were her heirs at law. She left no Will.
7. Veola Wright is still living.
8. Remal Pickens Gray is still living.
9. Joshua Pickens is still living.

This 20th day of March, 2008

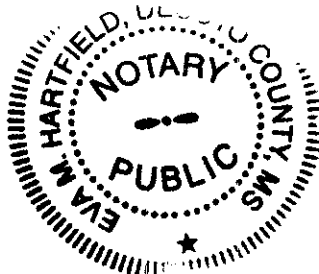
Veola Wright
Veola Wright

Sworn to and subscribed this the 20 day of March, 2008

Eva M Hartfield
Notary Public

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 21, 2008
BONDED THRU STEGALL NOTARY SERVICE



CORROBORATING AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF DESOTO

James Wright Jr., of lawful age being first duly sworn, upon her oath states: That the information given in the above and foregoing affidavit, made by Viola Wright is true, to the personal knowledge of this affiant.

James Wright Jr.

Subscribed and sworn to before me this 27 day of March, 2008

Eva M Hartfield
Notary Public

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 21, 2008
BONDED THRU STEGALL NOTARY SERVICE

